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November 4, 2010

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON  
M5C 1J3

Dear Sir/Madam,

Re: Heritage Designation, Municipality of North Grenville

Please find enclosed a certified copy of By-Law 68-10 passed by the Council of the Municipality of North Grenville regarding the designation of a property in the Municipality of North Grenville.

If you require any further information, please feel free to contact this office.

Yours truly,



Heather Render  
Deputy Clerk/Administrative Assistant

*- NOT NOTED  
as of 11/25/10*

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 68-10

*A By-Law to Designate the Property  
Situating at 25 Reuben Crescent, Kemptonville  
As Being of Cultural Heritage Value*

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes municipal councils to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value and interest;

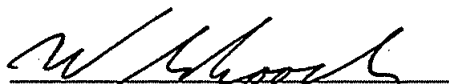
AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has served notice of its intentions to designate the property situated at 25 Reuben Crescent, Kemptonville, in the former Town of Kemptonville, as being of cultural heritage value and interest and has caused such Notice to be published in a newspaper having general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

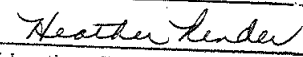
NOW THEREFORE the Council of the Municipality of North Grenville enacts as follows:

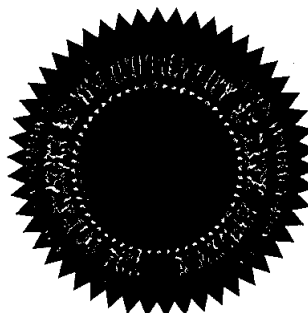
1. The property located at 25 Reuben Crescent, Kemptonville, is hereby designated as being of cultural heritage interest and value as identified on Schedule 'A' attached hereto.
2. The Municipality's solicitor is hereby authorized to ensure a copy of this by-law to be registered against the subject property in the proper land registry.
3. The Clerk is hereby authorized to ensure a copy of this by-law to be served on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.
4. This by-law shall come into force and take effect on the date of passing.

PASSED AND ENACTED  
THIS 12<sup>TH</sup> DAY OF OCTOBER, 2010.

  
BILL GOOCH  
Mayor

  
CAHLE POMERVILLE  
Clerk

CERTIFIED A TRUE COPY  
Date Nov. 4, 2010  
  
Heather Ronder  
Deputy Clerk  
Municipality of North Grenville



# THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

## Schedule "A" to By-Law No. 68-10 Statement of Cultural Heritage Value and Interest

### 25 Reuben Crescent, Kemptville

#### *Historical Background:*

On February 1<sup>st</sup> 1902, the "*Municipal Corporation of the village of Kemptville*" purchased seventeen acres of land from Elijah Bottum ("*unmarried farmer of the village of Kemptville*") lying in Lot Twenty-six in the Third Concession of Oxford.<sup>1</sup> These lands would form part of what would later become Riverside Park. The transaction was authorized by Kemptville By-law № 331, which was passed on October 15<sup>th</sup> 1901.

The Village subsequently conveyed part of this landholding to "*His Majesty King George the Fifth in the Right of the Government of Canada*" on February 20<sup>th</sup> 1920.<sup>2</sup> The size of this parcel was nine-thousand, six-hundred and twenty-one square feet (9621 sq. ft.), or 0.22 of an acre. The day after this conveyance (February 21<sup>st</sup> 1920), a Memorandum of Agreement<sup>3</sup> between the same parties was registered on title, setting out the rights and responsibilities of the Village and the Federal Government. The land had been sold to the Crown;

*"... for the purpose of erecting thereon a Drill Hall at an expense not less than seven thousand dollars (\$7,000) for Militia purposes and requirements. .... [And the Crown] has caused to be erected thereon a building suitable for the purposes aforesaid, and of a size, appearance and architecture fully in accordance with their agreement in that respect."*

The tone of this and other clauses in the Agreement seem to indicate that the Drill Hall had already been constructed on the property, and that there was an earlier agreement between the parties. This latter point is reinforced in the preamble to the Memorandum of Agreement which states;

*"Whereas by an unexecuted agreement entered into by the said Party of the First Part [the Village] with the said Party of the Second Part [the Crown], the said Party of the First Part agreed to convey that certain parcel of land ...."*

It would appear that this earlier "*unexecuted agreement*" between the parties may have contained more details about the actual construction and architecture of the new Drill Hall. However, no copy of a prior agreement has been found to date.

The registered Memorandum of Agreement contained further provisions concerning the use of the lands. The Village had further agreed to convey to the Crown, "*the privilege of entering upon and occupying those lands immediately adjacent to the said Drill Hall for drill purposes at such times as the said lands may be available, which lands are more generally known as Riverside Park ...*" However, access to the Park for drill purposes was "*.... subject to the right of the Oxford Township Agricultural Society to use and occupy said Park according to the terms of an Agreement entered into by the Corporation of the Village of Kemptville and the Oxford Township Agricultural Society dated the 21<sup>st</sup> day of February 1920, whereby the said Corporation granted to the said Society the right and privilege of using the said Riverside Park for the purpose of holding Exhibitions, Shows, or for such other purposes as is set out in the said Agreement.*"

Should the Village decide at any time to "*dispose of, sell, or convey the said Riverside Park that it would not be available for such military drill purposes, .... [then the Village] stipulates and agrees that it will reserve out of the said Riverside Park not less than one acre immediately adjacent to the Drill Hall for military drill purposes as aforesaid.*"

The Drill Hall Agreement was binding on the parties for a period of twenty-one (21) years from the date of its execution, and subject only to the condition that if the "*Drill Hall be destroyed by fire or otherwise, or should become deteriorated, or dismantled that it would not be suitable for the purposes aforesaid, or if it should be abandoned for a period of three years, or if it should be removed at the instance of the Party of the Second Part [the Crown] thereby avoiding the object and*

<sup>1</sup> Deed № O-6289, Registry Office № 15, Grenville County

<sup>2</sup> Deed № R-8922, Registry Office № 15, Grenville County

<sup>3</sup> Instrument № R-8923, Registry Office № 15, Grenville County

*spirit of this Agreement, then this Agreement may be cancelled...*" At the end of the twenty-one year term, if neither Party exercised their power of cancellation, then the Agreement would continue in full force and effect until one of the Parties decides to terminate it by giving "one year's previous notice in writing."

The Memorandum of Agreement between the Village and the Crown was not registered until February 1920, and makes reference to an earlier "*unexecuted agreement*." As previously noted, the tone of the language in the registered Agreement indicates that the Drill Hall was constructed a few years earlier. This would explain the existence of the "Armory" building shown in that location on the May 1917 Fire Insurance Plan of the Village; and since the building is shown on that Plan, it would indicate that it was constructed sometime prior to that date again. This scenario also makes sense from an historical point of view, since it would mean that the Armory / Drill Hall had been constructed during the First World War, and not after the hostilities had ended on November 11<sup>th</sup> 1919 (i.e. three months prior to the execution of the Memorandum of Agreement).

This earlier date of construction is confirmed by an article in the Kemptville Advance of that era; *"The above fine building has recently been completed and was taken over by Capt. T. Ashmore Kidd on behalf of the Militia Department. The building is situated near the entrance of Riverside Park and is built of solid brick 92 feet, by 42 feet. It has three stories, basement, main floor and gallery. The basement contains a shooting gallery and furnaces; the main floor is cement and has sufficient space to drill two companies while an one thnd there are two armouries for the arms and accoutrements of the company. The gallery consists of balcony and three meeting rooms. The building is lighted with electricity and heated by hot air."*<sup>4</sup>

The notes on the May 1917 Fire Insurance Plan states "*WDWS ALL SIDES*" (i.e. windows on all sides). The building is also identified on the April 1928 Fire Insurance Plan, with the notations "*Armory, wdws all sides, No water service for stand pipes.*"

One local history noted that; "*the present fire hall was originally the Armouries. In the fall of 1919 the Kemptville Branch of the Great War Veterans Association was formed and they were allowed to hold their monthly meetings here. There was a firing range in the basement where the High School Cadets had rifle practice and the hall was sometimes used for dances also.*"<sup>5</sup>

The Fire Department records show that on June 13<sup>th</sup> 1920 a fire occurred in the building, but there appears to have been little damage according to the report;

*"June 13<sup>th</sup> At 3:15 a.m. fire alarm sounded, fire being in Armouries. Chemical engine and steamer responded, hose laid, 7 pails chemical used. Cause of fire unknown at present."*

However, in 1933, a more serious fire occurred, which appears to have to caused some more extensive damage to the building;

*"Oct. 11<sup>th</sup>/33 At 6:20 p.m. alarm was turned in by in Geo. Patterson for Fire in Armouries. Truck responding first to Fire and doing valuable work in keeping fire in check until pumper got to work. 1,400 ft. of hose being laid, siamese attached and two ¾ in. streams used in extinguishing blaze. Two firemen i.e. A. Turcotte, R. Seymour overcome by the dense smoke that pervaded the building. Fire started in basement from defective wiring (cause determined by Engine [?] Major Lyons from Kingston). Loss estimated at \$1,500 to \$2,000. No insurance on Bldg. Insurance carried on property of Officers Mess \$500. All Firemen responded to call except R. McCurdy. Apparatus returning to Fire Station at 7:45 p.m."*

A subsequent entry in the Fire Department's Minute Book on April 26<sup>th</sup> 1935 notes that the "*Regular Meeting of the Fire Dept. held in Refurbished Armouries...*" indicating that some repairs had been completed there, possibly to repair damage from the fire in 1933. An old post card from that early era still exists which shows a substantially different eave, cornice and parapet along the roof line, than presently exists today. There is still physical evidence of fire on the existing roof structural members, and it is possible that the roof and eaves had to be replaced as a result of that fire.

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<sup>4</sup> "Kemptville Drill Hall" - Weekly Advance, Kemptville, Ontario, Thursday, July 9<sup>th</sup> 1914, page 1

<sup>5</sup> "*A Boyhood Memory of Kemptville 1930 - 1990*" - Melvin Weedmark (1996), Oxford-on-Rideau Historical Society, p. 9

The Drill Hall lands were eventually conveyed back to the Corporation of the Town of Kemptville from Her Majesty the Queen on June 5<sup>th</sup> 1972,<sup>6</sup> for the sum of six-thousand dollars (\$6,000). A few years prior to that, the Kemptville Fire Department had moved into the building from its former location in the old Town Hall at 15 Water Street.

***Architectural Significance:***

This building is a two-storey administrative structure, which was designed and built as a military drill hall during the First World War completed in 1914. It is rectangular in plan with a gable roof. It is built in a vernacular Regency Revival style, characterized by its restraint of detailing and its flattened, segmental-headed arch windows.

The building is constructed of structural brick laid in a stretcher bond pattern. The building is raised on a stepped brick plinth foundation. All facades are highlighted by engaged pilasters, which terminate at the corbeled brick frieze. The frieze on the gable-end facades has been modified from its original corbeled brick battlement-style parapet.

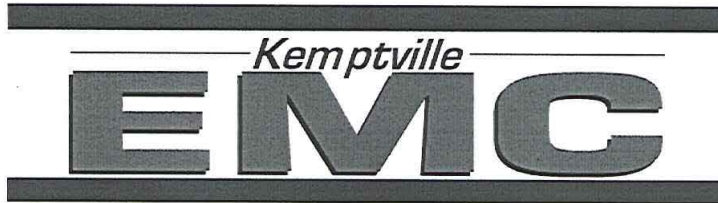
The windows heads are segmental arches with soldier-course brick voussoirs and concrete keystone and springer stones. The original large upper windows on the gable ends are divided vertically and separated into three sections horizontally consisting of a 12-light fixed central sash flanked by 6-light casement sidelights. The smaller windows in the lower portion of the rear gable-end consist of a 12-light reverse-awning sash flanked by 6-light casement sidelights. All window have plain lug-type sills made of concrete. The lower storey window heads have flat-arches with voussoirs consisting of soldier courses of brick with concrete keystones and springer stones. Both gable ends have a round "bull's eye" window in the upper central portion of the facade, which have soldier course brick voussoirs and concrete keystones at the four cardinal points.

The long walls of the building have smaller, eight-light reverse-awning clerestory windows. These windows have plain lug-style concrete sills, but the flat-arch window heads have only soldier course brick voussoirs with no concrete keystones or springer stones.

The original front and side entrances also have flat-arch heads with alternating voussoirs of soldier course brick and concrete keystones. The original entrance doors have been replaced at the side entrance. The front facade has been extensively altered by the installation of three large garage doors to accommodate fire engines. The roof, cornice and eaves are all later re-constructions, which were probably re-built as a result of damage caused by the fire in 1933.

***Designation Restrictions:***

The designation includes the form, scale and massing of the building, including the roof shape; and includes the original exterior architectural elements of the building. The designation does not cover any of the modern exterior alterations or additions, and does not include the interior of the building.



## Council enacts bylaw for heritage designation of Kemptville armoury

Posted Oct 28, 2010  
BY ASHLEY KULP

EMC News - The following are briefs from the Oct. 12 meeting of North Grenville council. The next regular meeting will be held Nov. 8 at 6:30 p.m. at the North Grenville Municipal Centre, 285 County Road 44.

### COUNCIL SUPPORTS VETERAN'S WEEK

Council members backed a letter from Kemptville Royal Canadian Legion Branch 212 asking for their support in declaring Nov. 7 to 13 as Veteran's Week in North Grenville.

### WORK ON CAPITAL ASSETS INVENTORY CONTINUES

During her report to council, treasurer Sheila Kehoe provided an update on North Grenville's progress at creating a capital assets inventory. Kehoe said she has been working closely with the municipal auditor on the task. The municipality is currently in the process of forming a tangible capital assets inventory as mandated by PSAB (Public Sector Accounting Board). It will include all of the buildings, roads and infrastructure in North Grenville.

### PUBLIC MEETING HELD TO SEVER OXFORD MILLS UNITED CHURCH'S MANSE

Council endorsed a zoning bylaw amendment through a public meeting to sever the Oxford Mills United Church's manse from the church to allow for the manse to be used as a residential dwelling.

The church, located at 44 Water St. in Oxford Mills, is presently zoned institutional and the manse required residential rezoning in order for the change to take place.

"An easement will be created on the lot so that the church can have access to its building in order to maintain it," senior planner Phil Gerrard stated in his report to council. "The zoning amendment will also serve the purpose of allowing any required variances to the zone provisions, resulting from the severance of the land."

### KEMPTVILLE ARMOURY NOW HERITAGE DESIGNATED

Following the mandatory 30-day appeal period, the Kemptville armoury's (former Kemptville Fire Hall) heritage designation is now official.

The designation was first recommended to council by senior planner Phil Gerrard during the June 21 Committee of the Whole meeting. After council's intentions to designate the property were advertised Aug. 25, the appeal period began.

"There is still some survey work and determination of water services...and we're proceeding with identifying the amount of land to be included and working with public works to determine the works associated with it," stated Forbes Symon, director of planning and development. "...It's ongoing but should be ready shortly."

### BUILDING ACTIVITY CONTINUES TO RISE

In his regular report, director of planning and development, Forbes Symon, told council that growth within the municipality isn't slowing down at all.

"The high rate of growth is continuing and we're projecting now that by the end of the year we will have between 180 and 190 new residential units," he stated. "These are staggering numbers considering in the past, the maximum North Grenville would experience in a year was 103. It's a significant increase."

Symon said that he will be amending future building activity reports which come to council, to include more information on commercial, industrial and institutional as well as the capital development charges revenue that developments are bringing in to the municipality. The changes in the reports come from a request during a recent economic development committee meeting.

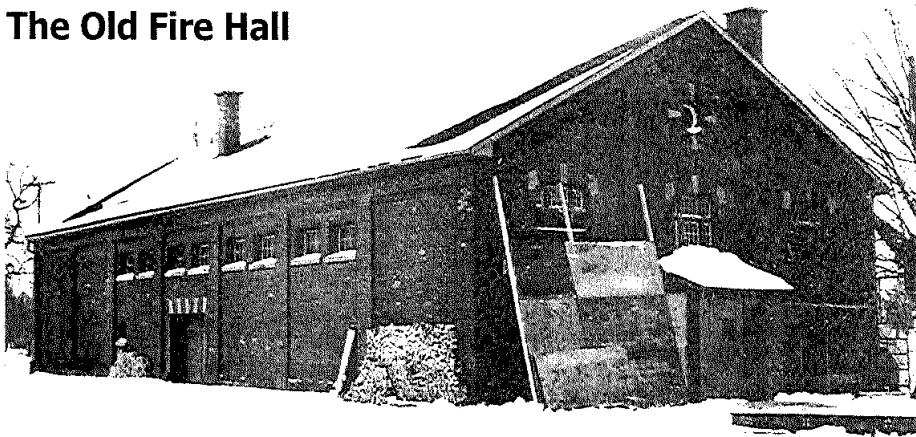
"A significant point staff have been working hard at relaying is that growth pays for growth...so this (additional information in reports) will help accentuate the fact that this growth is taking place and we are receiving significant revenues," Symon said.

### NEW PARKING SIGNS INSTALLED DOWNTOWN

In order to notify motorists of the municipal parking areas in Old Town Kemptville, new green parking

# HISTORY PAGE

## The Old Fire Hall



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end of the twenty-one year term, if neither Party exercised their power of cancellation, then the Agreement would continue in full force and effect until one of the Parties decided to end it by giving "one year's previous notice in writing."

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*Phil Gerrard*

### NEW FOUND memories

DVD Construction of  
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35mm Slides  
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